

011.A

0001

0516.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

326,400 / 326,400

USE VALUE:

326,400 / 326,400

ASSESSED:

326,400 / 326,400

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 516

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6031																	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	326,400			326,400		

Total Card	0.000	326,400		326,400	Entered Lot Size
Total Parcel	0.000	326,400		326,400	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	455.87	/Parcel:	455.8	Land Unit Type:
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Total Card / Total Parcel
326,400 / 326,400
326,400 / 326,400
326,400 / 326,400



10/11/17
11147!
USER DEFINED

PRIOR	PRINT
Date	Time
12/10/20	16:49:04
LAST REV	
Date	Time
04/26/18	11:41:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Date Result By Name

10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 11.											
Sty Ht: 5	- 5 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 2	- Steel			1/2 Bath:	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N	- NONE			Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front														
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact: .			Floor: 5	- 5th Floor														
Const Mod:				% Own: 0.903699994															
Lump Sum Adj:				Name: 16	- 6031														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV	- Average			28.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:	1	3	1	0					
Sec Int Wall:				Economic:					%	Additions:									
Partition: T	- Typical			Special:					%	Kitchen:									
Prim Floors: 4	- Carpet			Override:					%	Baths:									
Sec Floors:				Total:	28.8				%	Plumbing:									
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				Totals							
Subfloor:				Basic \$ / SQ: 320.00				Rate				Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar:				Size Adj.: 1.33798885															
Electric: 3	- Typical			Const Adj.: 1.00909925															
Insulation: 2	- Typical			Adj \$ / SQ: 432.052															
Int vs Ext: S				Other Features: 32751															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 458414															
% Com Wall				Depreciation: 132023															
				Depreciated Total: 326391															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0516.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							